

WARREN VOLUNTARY HISTORIC DISTRICT COMMITTEE

Minutes of February 27, 2007 Meeting

Attendees: Richard J. Valente (RV), Edward J. Theberge (ET), John DaSilva (JD), Patricia Read (PR), Eileen Collins (EC), Chris Fuller (CF)

Absent (Excused): John Treat (JT)

Guests: Rick Greenwood (RG), RI State Historic Preservation Committee,

Andy Asselin (AA), Davison Bolster (DB) and Jane McDougall (JM) – Town Planning Board

Location: Town Council Chambers - Warren Town Hall

Valente: Meeting called to order at 7:10 PM

Valente: Welcomed new committee member Chris Fuller. Introductions all around.

Greenwood: Regarding Tourister Mill Development – gave an overview of the process and where we stand today. In short, the Tourister property is a registered Historic Property. He has a meeting with John Rosenthal on 03/08/07. Where are we? Developers are not looking for a federal (20%) or state (30%) tax credit. The RI State Historic Preservation Committee is an advisory group to the Coastal

Resources Management Council (CRMC). The CRMC has the final word/approval. Reviewed a few of the buildings and their historical significance, or use.

Theberge: Commented that Meredith planned on removing 40% of the windows and replacing, not replicating the remaining 60%.

Theberge: Meredith is using the rental issue as a reason not to seek the federal tax credit. They have not given a reason for not pursuing the state tax credit.

Theberge: Questioned the additional floors to the top of the structure.

Greenwood: Addition hard to get through at the federal and state level. It is feasible a single step back story could be considered. Plan shows 2 set backs. 2 stories are too much. Willing to negotiate on this issue.

Theberge: Brought up the window issue again.

Greenwood: Stated plan called to pair windows and every other window is lost and is replaced by a balcony. It is not acceptable and will not get approved as is. A solution may be to make the lost window a casement door that looks like windows when closed.

DaSilva: At last night's meeting, it came out that upper two floors

would be clapboard, painted red. Thought upper two floors were going to be brick to match the existing structure.

Greenwood: The addition needs to be made unobtrusive. Clapboard would be ok and paint it a color that would blend in with the brick. As long as material that would have been used at the time were used, it would be acceptable.

Greenwood: Large construction of three new buildings will be mostly removed from the district, but you will still see them. They should be sized and scaled appropriately. Concerned about parking being in front – look like a 1960's apron. Needs to be fixed on current plan.

Asselin: Discussed the Mixed Use Residential zoning issue. The town requirements are that the 1st floor must be commercial and the remaining residential - the three new buildings do not reflect that requirement.

Greenwood: Is there a balance of usage?

McDougal: Explained the definition of mixed use residential zone and it's origin to fit a downtown need for businesses on the 1st floor and residential on upper floors.

DaSilva: Concerned of massing of buildings.

Read: Meredith is using the burnt down part of the property as the yardstick.

Greenwood: Original building was longer but not multistory. Can not use what is not there currently as the yardstick.

Asselin: At planning board meeting he read the letter presented to Meredith and noted that the comments were advisory.

Greenwood: Letter is strictly advisory. They work as advisors to the CRMC. They are an advisory group with a lot of procedure. CRMC will require the town to complete their process before they will hear it.

Theberge: Questioned if a follow-up letter will come out of the 03/08/07 meeting between Rick's group and Meredith.

Greenwood: Will advise Ted Sanderson to keep this committee and the planning board apprised of what is going on.

Bolster: Presented Rick with a copy of the Town's zoning rules and regulations.

Theberge: Thanked Rick for his time.

Valente: Requested that it be noted on last month's minutes that

John's absence was an excused absence and not just a failure to show up.

Valente: Asked for a motion to approve the minutes of the 01/23/07 meeting as amended. Motion made by (ET), seconded by (EC) and approved unanimously.

DaSilva: Presented a financial report for February. As of Feb '07, \$1740.42 under budget – two expenses, 1.) Secretary Stipend for \$100 & 2.) website maintenance for \$90.00. Motion made by (JD) to approve expenses, seconded by (ET) and approved unanimously.

Ramos: Status Report – Presented recap of all open applications.

Read: Seth Stem has sold property – remove

Valente: Requested a letter be prepared for any application before 2006 stating application is closed and if would like to pursue, resubmit application.

Valente: In regards to workshop, Fausto will reword the document and Council will send a resolution to the State. 2nd meeting will be held on March 8th at 7:00.

Ramos: Requested additional tapes for meeting.

DaSilva: Ok to purchase, get him receipt and he will process the reimbursement.

Theberge: Demolition ordinance will be moved to March meeting.

Valente: Recused himself from Tourister discussion.

Theberge: The committee needs to get the Planning Board our recommendations by March 12, 2007. These recommendations need to be very specific in nature. Special meeting scheduled for 03/08/07 after the Town Council Workshop.

Valente: Requested a motion to adjourn which was made by (ET), seconded by (JD) and passed unanimously at 9:20 pm.